

Overview

Salt Lake City conducted a one-day workshop to identify the opportunities and constraints for transit oriented development on the eastern portion of Block 37. Participants discussed the existing site condition, the design of the new Salt Lake City Library, transit, and transportation issues. Finally, development concepts and design guidelines were discussed.

1999 Planning Grant Summary

Grant Amount:	\$5,000
Matching Dollars:	\$2,500 (\$2,500 in-kind)
Match:	\$5,000
Project Cost:	\$10,000

Salt Lake City-Transit Oriented Development

Local Responsibility

Peter Calthorpe and Moshe Safdie, the architect that designed the new Salt Lake City Library, hosted the one-day workshop. Staff attended the design workshop from various City departments, the Salt Lake City Library, City Council members, and Transportation Advisory Board Members.

State Leadership

The Quality Growth Commission awarded Salt Lake City with a grant in the amount of \$5,000.

Economic Development

The illustrative plan envisions the development of two buildings that will incorporate a vertical integration of mixed land-uses. In each building, office and retail uses will occupy the lower levels with two levels of residential units above. The plan assumes that the office space will be used for governmental use. Both buildings would include a retail component.

Infrastructure Development

Residents and employees of this mixed-use development will have great access to public transit. An extension of the new light rail system that links the University of Utah with the central business district will be constructed on the northern edge.

Housing Opportunity

It is believed that residential dwelling units will occupy the upper two levels of both buildings. The residential units are developed around a double-loaded interior corridor system. This type of design provides units with views oriented away from the block and units with views oriented toward the open residential plazas developed above the pedestal parking structures.

Conservation Ethic

This plan provides private open space for the residential tenants by developing rooftop gardens above the pedestal parking. The development of the Library Plaza will create an active open space that will serve a wider community.

"The planning grant was beneficial because it brought together a diverse group of stakeholders... and focused attention to the benefits of transit-oriented development and the creation of housing in the downtown area."

Joel Patterson-Senior Planner

Implementation

This study was completed under the Corradini Administration. Following the completion of this study, Salt Lake City elected Mayor Anderson who championed a different vision for the east side of Block 37. Instead of a mixed-use project, the City finished developing open space at this site.

Promoting Intelligent Growth

The plan was valuable for the process that occurred to develop the plan. Although this plan was not implemented, Salt Lake City is committed to the principles of responsible growth and has developed several mixed use zoning districts that help to promote transit-oriented development.

Accomplishments

The plan has not been implemented because of a change in administrations. However, as mentioned in question #2, independent of this grant, Salt Lake City is committed to responsible growth principles.

Benefits

The planning grant was beneficial because it brought together a diverse group of stakeholders who discussed alternative futures for Block 37 and focused attention to the benefits of transit-oriented development and the creation of housing in the downtown area.